

NEWS OF INTEREST IN REAL ESTATE AND BUILDING FIELDS

HIGH STANDARDS FOR REALTY MEN

Licensed Brokers Favored Generally

With the present trend of business and of legislation upon business, the matter of how far legislators may and should go in regulating who may enter any given business is one that will have to have increasing attention, according to Brigadier-General Nathan William MacChesney, of Chicago, general counsel of the National Association of Real Estate boards and former president of the Illinois State Bar association, who delivered the annual address of the Ohio State Bar association at Cedar Point, Ohio, August 26.

With the learned professions it has always been recognized that the elements of personal character and skill were factors and might be secured for the public by legislation requiring certain minimum standards as to character, knowledge and capacity, General MacChesney said. But the tremendous growth of modern business has brought with it a condition which is pointing to a similar regulation by law as to who may be licensed to enter certain businesses. There is a distinctly fiduciary relationship involved in certain businesses, such as that of the real estate broker, which require in the public interest the establishment of standards as to character, knowledge and capacity, no less for them than for the established professions.

As to what the Supreme Court of the United States thinks about it, General MacChesney cited the decision in the case of R. W. Bratton, et al., vs. William C. Chandler, et al., which sustained the constitutionality of the Tennessee law requiring a license for engaging in real estate business. The decision, he pointed out, is the first instance in which the Supreme Court has upheld legislation embodying regulation of the personnel of a business to the extent of requiring as a prerequisite not alone responsibility or competency in the narrower sense, but personal character and knowledge of the business as well.

Test Real Estate Men for Board Membership

Adoption of a qualification test for members of the state real estate association will come before the annual convention of the Michigan Real Estate association at Lansing, September 23-25.

Establishment of definite qualifications for local real estate board membership has been recommended by the educational committee of the National Association of Real Estate boards. Such action on the part of boards in regard to incoming membership paves the way for qualification tests in state license laws, this committee points out.

Dates Announced for National Realty Meet

Date of the mid-winter meeting of the National Association of Real Estate boards has been set for January 14, 15 and 16, by the executive committee of the association. The mid-winter meeting of the association, made up of delegates from the 507 constituent boards and of its officers and division and committee chairmen, constitutes the annual business meeting. It will be held in Dallas, Texas.

The executive committee also set the date of the annual convention which will be held at Detroit, Michigan, as June 23-26 inclusive.

Local Real Estate Board In Meeting September 8

The first meeting of the North Shore Real Estate Board of Suburban Chicago since the summer vacation will be held Monday evening, September 8, at the Lake Shore Terrace, Sheridan road and Chestnut avenue, Wilmette. Dinner will be served at 6:30 o'clock. The speaker of the evening will be Hiram S. Cody, treasurer of the National Association of Real Estate boards.

Since the board has not been in session for several months matters of considerable importance to every member are pending for discussion. Every member is urgently requested to attend.

ADDITION TO BUILDING

The Illinois Bell Telephone company has been granted a permit by the Village of Wilmette to make a brick addition to the exchange building at 725 Twelfth street. The work will be started at once and will cost \$58,000.

It would take 460 sperm candles to equal the illumination of the average electrically lighted home.

"Scobicia declivis Leconte" is the name of the tiny beetle which bores holes in lead coated electric cables.

15 MILLION PEOPLE LIVE UNDER ZONING

More than 15,000,000 people live in zoned cities, towns and villages, according to information made public by the Division of Building and Housing of the Department of Commerce. Computations show that the homes of 27 per cent of the total urban population of the country are located in zoned municipalities, and it follows that most of these homes are protected from intrusion of garages, stores, warehouses or manufacturing plants.

Zoning regulations, reads a department report, provide, by a neighborly kind of agreement, that a city or town shall be divided into districts in which the uses for which structures may be built, their maximum height, and the area of the lot which they may cover, are established. In line with the zoning plan, certain districts are set aside for residences, for apartment houses, for office buildings, and for manufacturing. Ample provision is made for normal growth of business and industrial districts, but the builder of a garage or factory is not allowed to erect it within a residential neighborhood regardless of the annoyance and money losses inflicted on surrounding home owners.

The department's investigation shows that in 1922 zoning spread especially rapidly in smaller places. Fourteen towns with five to ten thousand inhabitants were zoned during the year, bring-

ing the total zoned towns in this class to twenty-three. Twelve places with 5,000 inhabitants or less were added to the list in 1922, bringing the total in that class to seventeen. The percentage of large cities which have already zoned remains much greater, of course, and of the fifty largest cities in the country, twenty-two have zoning ordinances in effect.

In the entire country, 109 cities, towns and villages were zoned on January 1, 1923, as compared with 55 just one year before.

New York, the largest city in the country, has been zoned since 1916, and in contrast, the smallest zoned community had only 131 inhabitants according to the 1920 census. Eighty-one per cent of the urban population of New York State lives in zoned municipalities. California ranks second among the states with 71% of her urban population zoned; Minnesota third, with 58%; New Jersey, fourth, with 57%, and Utah, fifth, with 55%. The entire District of Columbia is zoned.

In number of places zoned, New Jersey leads with 31; New York is second with 17; California, third, with 14; Illinois, fourth, with 10; Ohio, fifth, with 9, and Massachusetts and Wisconsin follow with six each.

For the first time in her career Pola Negri has been cast in a role of her own nationality. She has played German, French and Italian characters, but the first Polish part she has had is that of Lily Czeponak, in "Lily of the Dust."

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